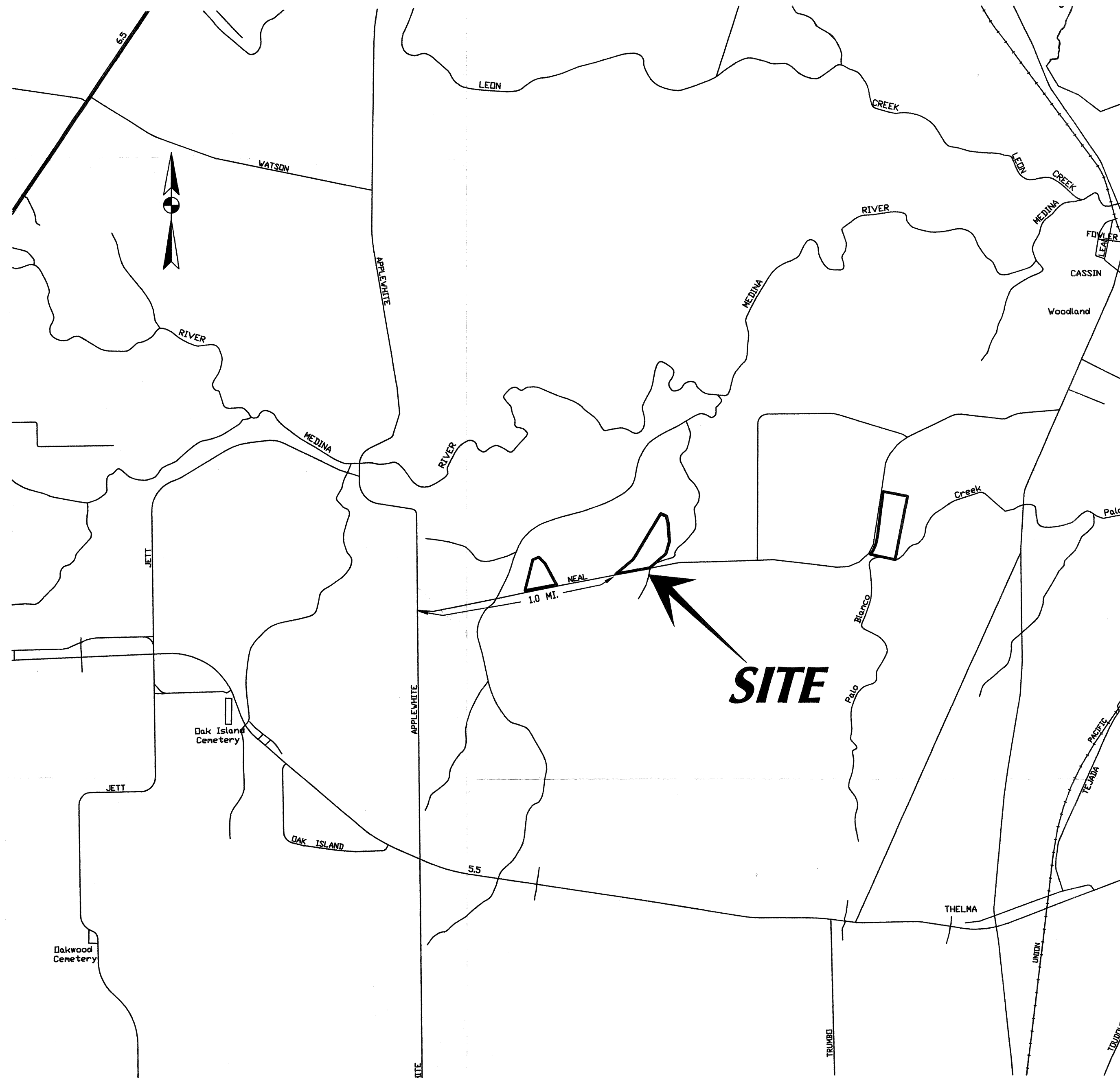



CITY SERVICES  
2005 JUL 20 P 3-18

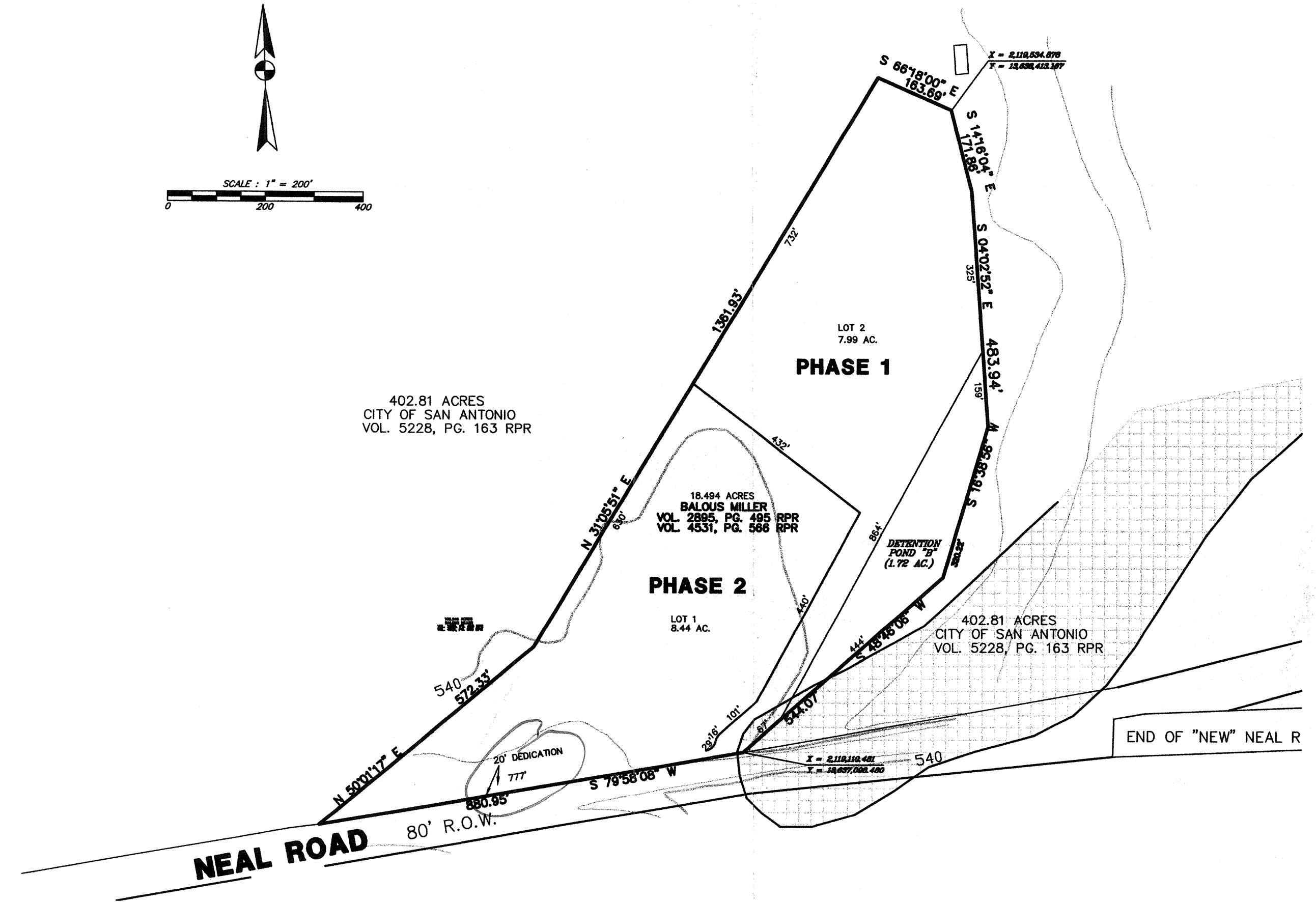
# PIONEER INDUSTRIAL MASTER DEVELOPEMENT PLAN



LOCATION MAP  
SCALE: 1" = 2000'

PREPARED BY:  
**ACES**  
ALAMO CONSULTING ENGINEERING & SURVEYING  
140 HEIMER RD., STE 617 SAN ANTONIO, TEXAS 78232 (210) 828-0691  
JOB NO.: 106680

 DENOTES EXISTING 100 YR. FLOOD AREA AS PER THE FLOOD INSURANCE RATE MAP DATED 02/16/96.  
BASIS OF BEARING IS STATE PLANE



DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	11/04	9.71
2	11/05	8.44
DED.		0.34
TOTAL		18.49

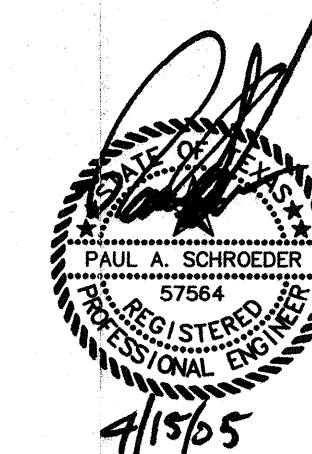
PRIOR TO CONSTRUCTION A ARCHAEOLOGICAL INVESTIGATION WILL BE CONDUCTED TO DETERMINE IF THIS TRACT CONTAINS ANY SIGNIFICANT ARCHAEOLOGICAL SITES.

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix b, Section 35-B119 of the city of San Antonio Unified Development Code.

  
OWNER/DEVELOPER/ESTATE OF WILLIAM T. MILLER

ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.



PREPARED: JUNE 2, 2004

OWNER/DEVELOPER:  
ESTATE OF WILLIAM T. MILLER  
430 SOUTH SANTA ROSA  
SAN ANTONIO, TEXAS 78207

ENGINEER:  
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
140 HEIMER ROAD, SUITE 617  
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PLAT No.

REVISIONS

ALAMO  
CONSULTING ENGINEERING  
& SURVEYING, INC.  
**ACES**

140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232  
PHONE: (210)828-0691 FAX: (210)824-3055

PIONEER INDUSTRIAL  
MASTER DEVELOPEMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

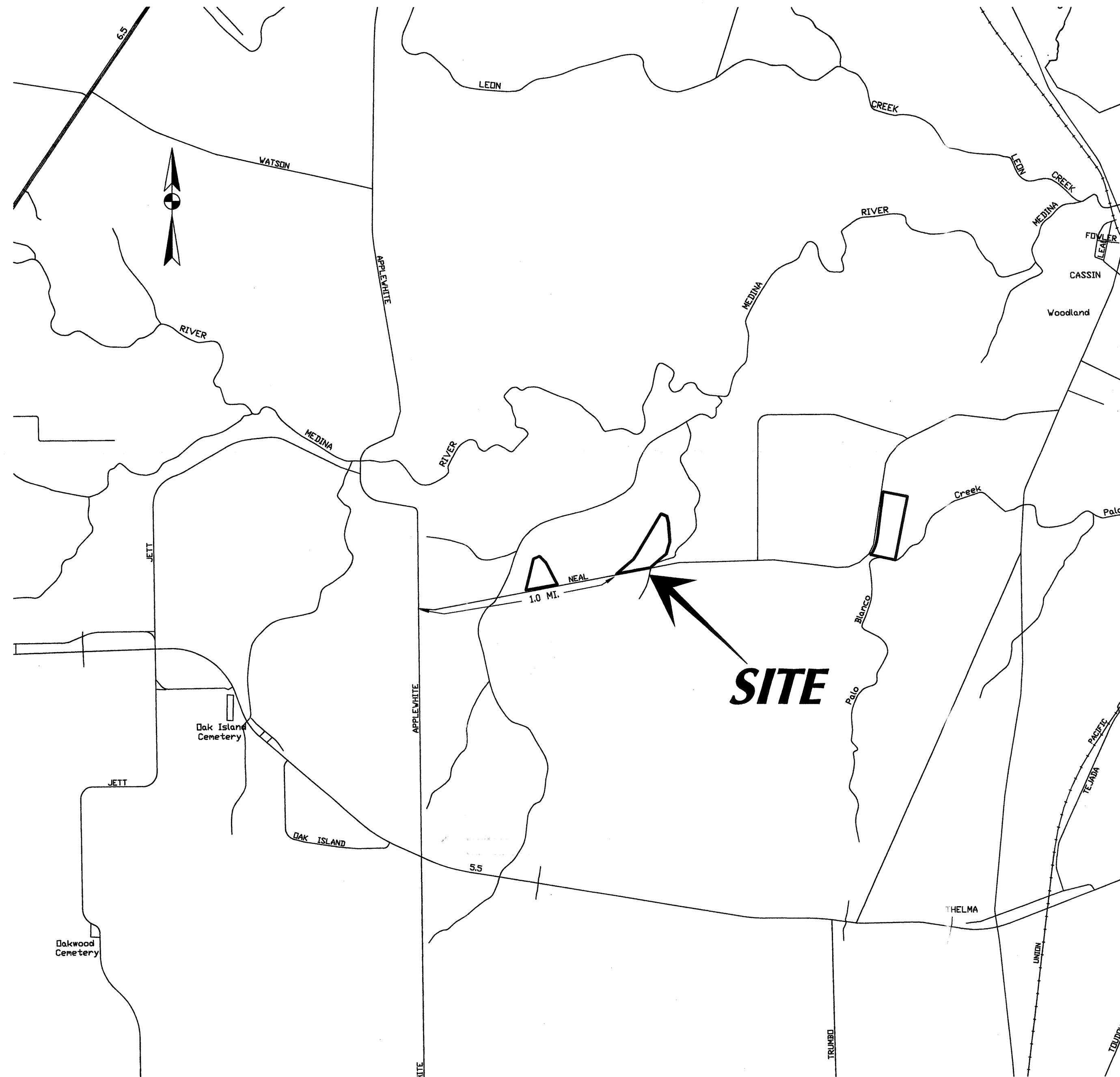
JOB NO.: 106680

HORIZ.: 1" = 200'  
VERT.: 1" = 20'  
DRAWN: N/A  
DESIGNED: N/A  
FILE: MP0001.dwg

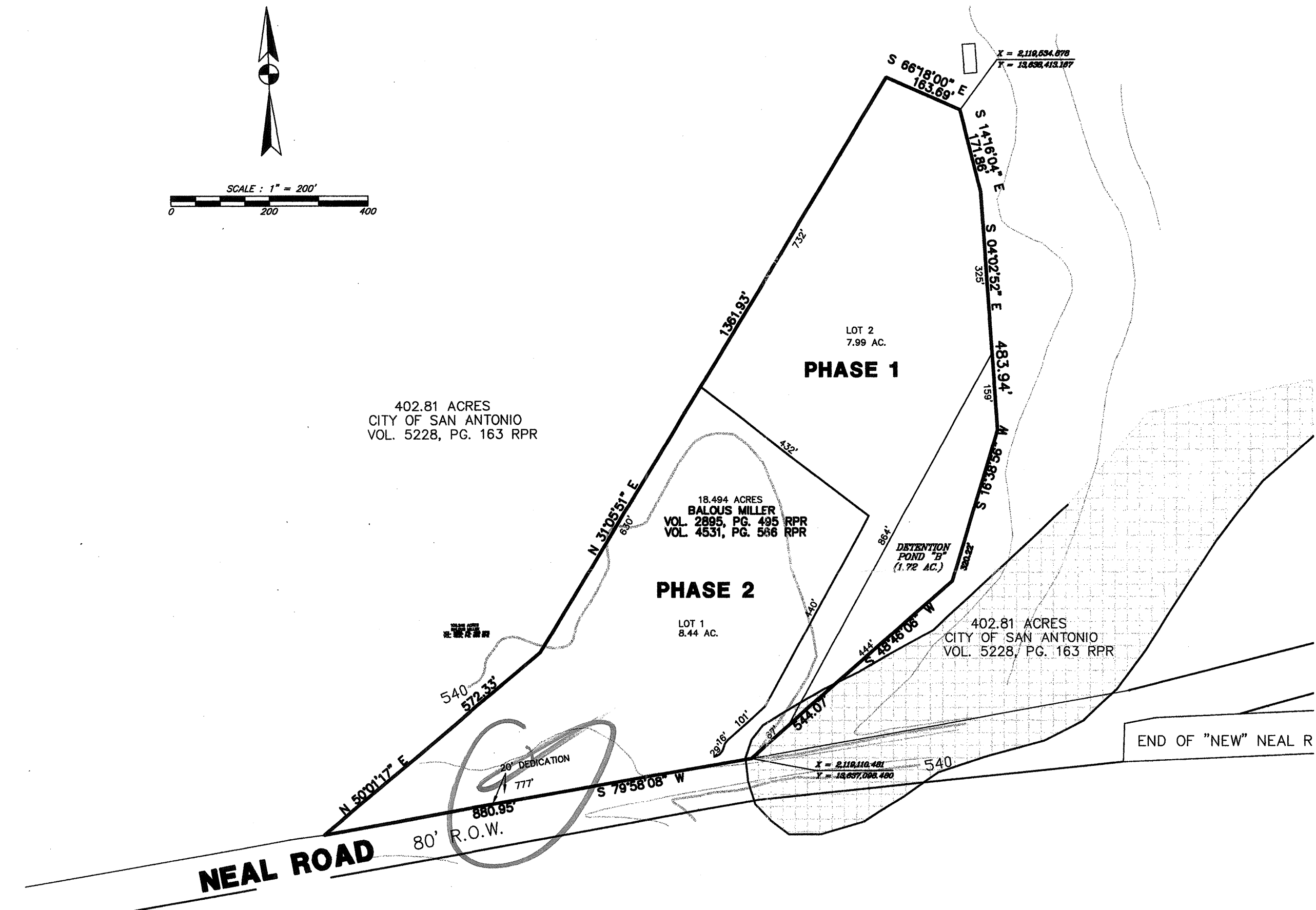
SHEET: 1 OF 1  
PAGE: 1 OF 1

# PIONEER INDUSTRIAL MASTER DEVELOPEMENT PLAN

REDLINE  
6/6/05



LOCATION MAP  
SCALE: 1" = 2000'



DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	11/04	9.71
2	11/05	8.44
DED.		0.34
TOTAL		18.49

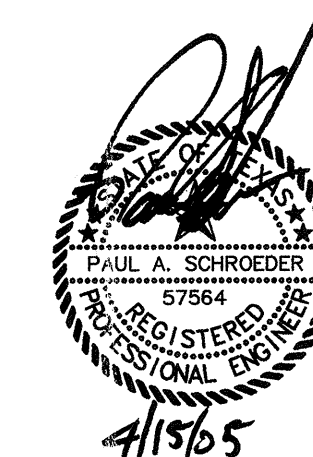
PRIOR TO CONSTRUCTION A ARCHAEOLOGICAL INVESTIGATION WILL BE CONDUCTED TO DETERMINE IF THIS TRACT CONTAINS ANY SIGNIFICANT ARCHAEOLOGICAL SITES.

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix b, Section 35-B119 of the city of San Antonio Unified Development Code.

*William T. Miller*  
OWNER/DEVELOPER/ESTATE OF WILLIAM T. MILLER

ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.



PREPARED: JUNE 2, 2004

OWNER/DEVELOPER:  
ESTATE OF WILLIAM T. MILLER  
430 SOUTH SANTA ROSA  
SAN ANTONIO, TEXAS 78207

ENGINEER:  
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
140 HEIMER ROAD, SUITE 617  
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PLAT No.

REVISIONS

ALAMO  
CONSULTING ENGINEERING  
& SURVEYING, INC.  
ACES

140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232  
PHONE: (210)828-0691 FAX: (210)824-3055

PIONEER INDUSTRIAL  
MASTER DEVELOPEMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO: 106631

HORIZ: 1" = 200'

VERT: N/A

DRAWN: R.W.

DESIGNED: FILE:MPDCOM1.dwg

SHEET: 1 OF 1

PAGE: 1 OF 1

PREPARED BY:



ALAMO CONSULTING ENGINEERING & SURVEYING  
140 HEIMER RD., STE. 617 SAN ANTONIO, TEXAS 78232 (210) 828-0691  
JOB NO.: 106631

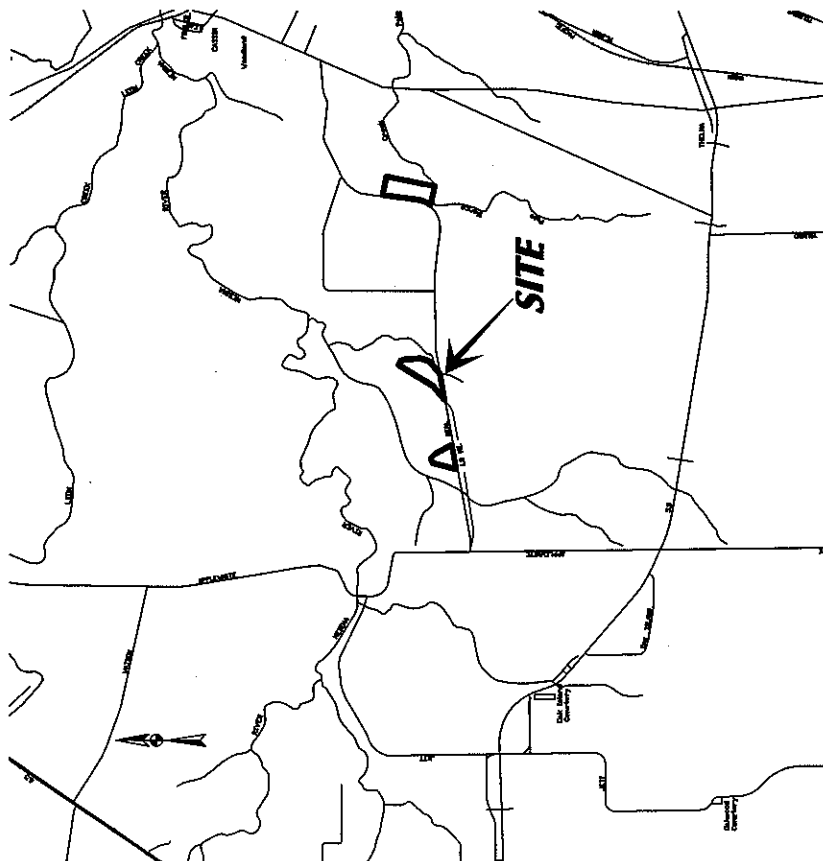
BASIS OF BEARING IS STATE PLANE

DENOTES EXISTING 100 YR. FLOOD  
AREA AS PER THE FLOOD INSURANCE  
RATE MAP DATED 02/16/96.

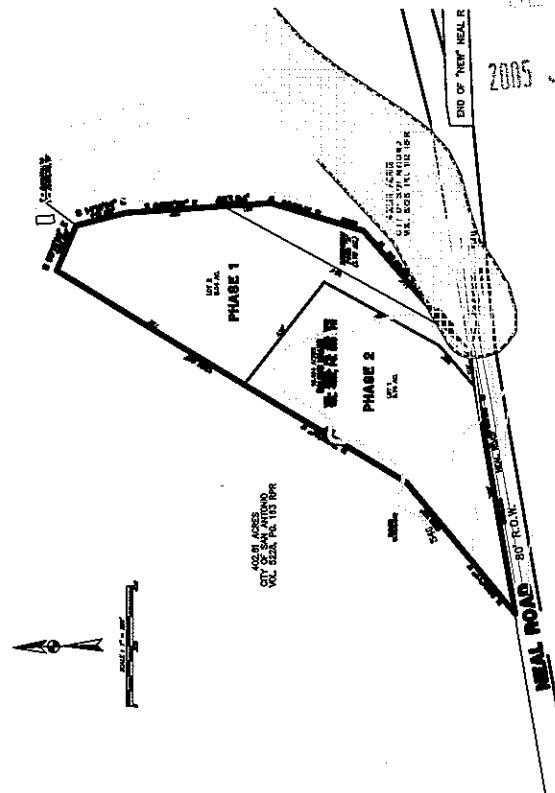
MDP # 830

00.39

# PIONEER INDUSTRIAL MASTER DEVELOPEMENT PLAN



**LOCATION MAP**  
SCALE: 1" = 200'



PHASE	EST. CONST.	AC
1	11/08	9.76
2	11/08	8.74
<b>TOTAL</b>		<b>18.50</b>

PRIOR TO CONSTRUCTION A ARCHAEOLOGICAL INVESTIGATION WILL BE CONDUCTED TO DETERMINE IF THIS TRACT CONTAINS ANY SIGNIFICANT ARCHAEOLOGICAL SITES.  
IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

The floodplain limits on this Master Development Plan are indicated by a dashed line. The floodplain limits are subject to the review and approval of a Floodplain Management Plan by the City of San Antonio. The Floodplain Management Plan is subject to the review and approval of the City of San Antonio. The Floodplain Management Plan is subject to the review and approval of the City of San Antonio.

APPROVED FOR THE CITY OF SAN ANTONIO  
DATE: 7/25/2005 5:35:01 PM

BASES OF BEARING IS STATE PLANE

**ACES**

CONSULTING ENGINEERING & SURVEYING, INC.



ORDER/ENGINEER: WILLIAM T. MEIER

ENGINEERS: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

DESIGNED BY: JUNE 2, 2004  
OWNER/DEVELOPER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
ENGINEERS: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

DEV. SERVICES  
2005 JUL 28 A 11:13

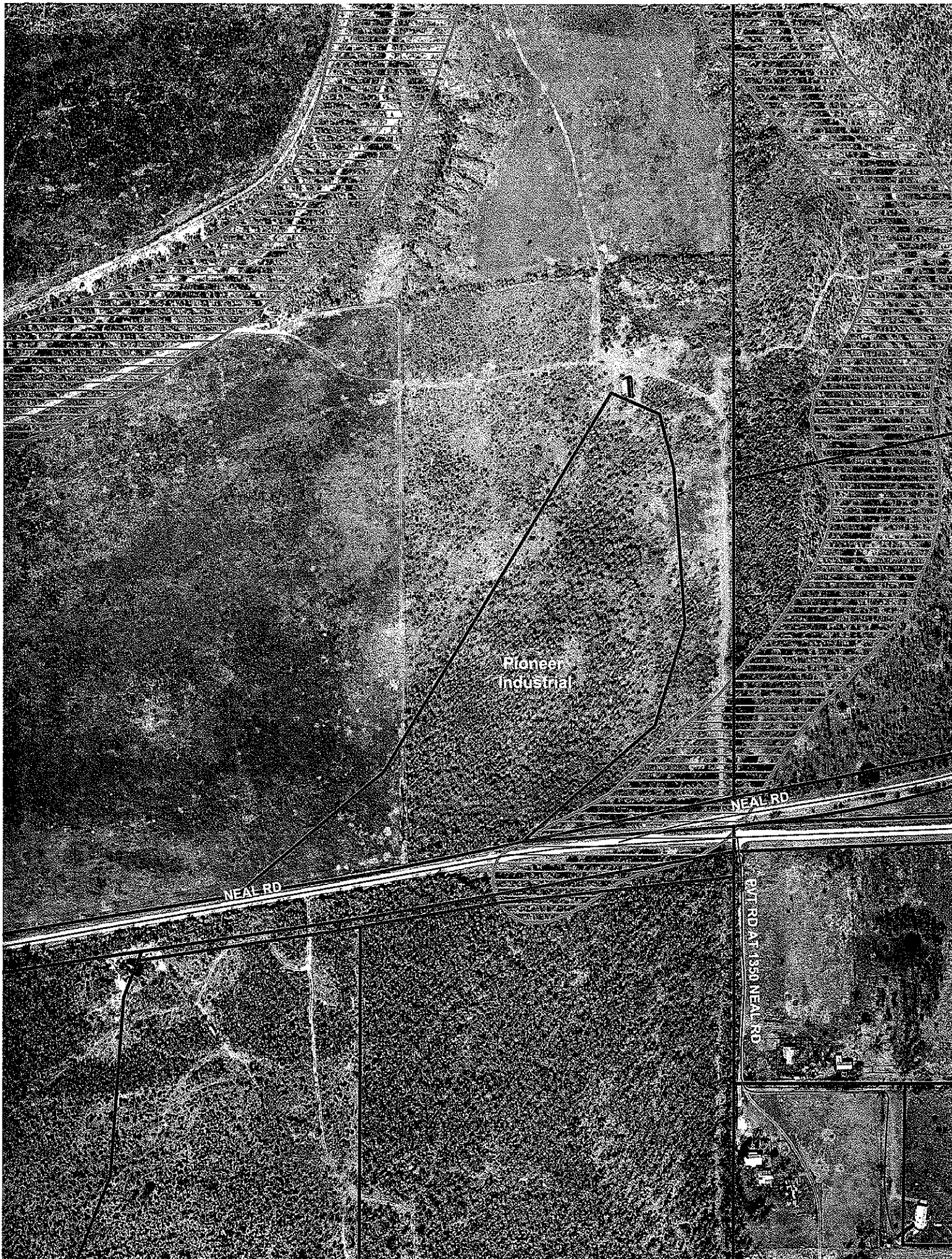
**PIONEER INDUSTRIAL**  
MASTER DEVELOPEMENT PLAN  
**SITE PLAN**

**ALAMO**  
CONSULTING ENGINEERING & SURVEYING, INC.  
PHONE: (210) 222-0691 FAX: (210) 222-3005  
140 HEMER RD., STE. 617, SAN ANTONIO, TX 78222

PLAT No.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----







# MDP

City of San Antonio  
Development Services Department  
Master Development Plan



## REQUEST FOR REVIEW

### Case Manager

Robert Lombroso, Planner II (Even File number)  
(210) 207-5014, rlombroso@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: **APRIL 20, 2005**

(Check One)

Project Name: PIONEER INDUSTRIAL SUBDIVISION File# \_\_\_\_\_

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232

Phone: 210-828-0691 Fax: 210-824-3055

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department **MDP**  
Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

2005 APR 26 P 1:36

DEV. SERVICES



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

<b>Project ID Number:</b>	<b>Date Submitted:</b> 06/08/04
---------------------------	---------------------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO\*\*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881.

*(Check One)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Used District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><input type="checkbox"/> Other: _____ |
|---|--|

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning  
Department Request for Review form (attached) for respective departments or agencies*

Project Name: PIONEER INDUSTRIAL

Owner/Agent: ESTATE OF WILLIAM T. MILLER Phone: 210-225-4466 Fax: 210-302-1534

Address: 430 S. SANTA ROSA SAN ANTONIO, TX Zip code: 78207

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC. Phone: 210-828-0699 Fax: 210-824-3055

Address: 140 HEIMER ROAD SUITE 617 SAN ANTONIO, TX Zip code: 78232

January 1, 2003

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 JUN -9 AM 8:22

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

January 1, 2003

Page 4 of 5

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 JUN -9 AM 8:22



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

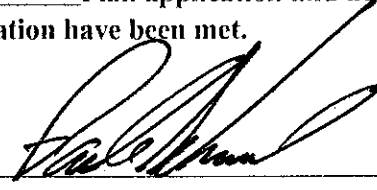
☐ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

I certify that the BIONEERRINDISTRIAL Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL A. SCHROEDER Signature:  Date: 06/08/04

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873  
APPLICATION REVISED January 1, 2003

January 1, 2003

Page 5 of 5

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 JUN -9 AM 8:22



**DISABILITY**  
City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



Not  
Approved  
5.6.05

**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: **APRIL 20, 2005**

(Check One)

**DISAPPROVED**

Project Name: **PIONEER INDUSTRIAL SUBDIVISION** File# \_\_\_\_\_

Engineer/Surveyor: **ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

Address: **140 Heimer Rd., Suite 617 San Antonio, Texas** Zip Code: **78232**

Phone: **210-828-0691** Fax: **210-824-3055**

Contact Person Name: **Paul A. Schroeder** E-mail: **pas@aces-sa.com**

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)  
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP  
Division Request for Review form (attached) for respective departments or agencies

DEV. SERVICES  
2005 APR 26 P 1:36

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: \_\_\_\_\_

Total Number of lots: \_\_\_\_\_ divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(PUD Only) Linear feet of street \_\_\_\_\_ ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

SOUTHSIDE

Council District: 3 School District: ISD Ferguson map grid: 716 B-8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name NONE No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: PAUL A. SCHROEDER Signature: 

Date: 06/08/04 Phone: 210-828-0691 Fax: 210-824-3055



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D.**

**#:** \_\_\_\_\_

**Plat Name:**

PIONEER INDUSTRIAL

**Project Engineers/Surveyors or Firm Name:**

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

**Address:**

140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TX 78232

**Phone #** 210-828-0691 **Fax #:** 210-824-3055 **E-mail:** PAS@ACES-SA.COM

**Planning Department**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11 " Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

4 copies (folded) with Planning Department Request for Review form (attached):

(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- **(Master Development Plans Only):** 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☒ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☒ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A.
- ☒ Building Inspection - Trees
- ☒ Parks - Open space
- ☒ Fire Protection
- ☒ Bexar County Public Works
- ☒ Other: \_\_\_\_\_

☐ Accepted

☐ Rejected

04 JUN -9 AM 8:21  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**Completeness Review By:** \_\_\_\_\_ **Date:** \_\_\_\_\_





MTP

**City of San Antonio  
Planning Department  
Master Development Plan Section  
REQUEST FOR REVIEW**

(Check One)

Date: 06/08/04

- ☒ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

Public Hearing ☐ Yes ☐ No☐ Major ☐ Minor☐ Other: \_\_\_\_\_Project Name: PIONEER INDUSTRIAL FILE # \_\_\_\_\_

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan  
☒ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☐ SAWS Aquifer  
☐ Other: \_\_\_\_\_

- ☐ Street and Drainage  
☐ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks -- Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR  
 04 JUN -9 AM 8:23

**Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.

☐ I recommend approval☐ I do not recommend approval

PIONEER COMMERCIAL

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: N/AProposed zoning: N/AProjected # of Phases: 2Number of dwelling units (lots) by Phases: 1 LOT/PHASEPHASE 1 - 4.27 Ac. PHASE 2 - 4.55 Ac.Total Number of lots: 2 divided by acreage: 9.15 Density: 4.58 Ac.(PUD Only) Linear feet of street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**Edwards Aquifer Recharge Zone: ☐ Yes ☒ NoSan Antonio City Limits? ☐ Yes ☒ NoCouncil District: 3 School District: SSISD Ferguson map grid: 716 A-8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A NoIs there a corresponding PUD for this site? Name N/A No

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No

Name \_\_\_\_\_ No

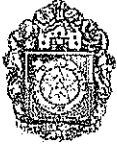
Name \_\_\_\_\_ No

Contact Person and authorized representative:

Print Name: PAUL A. SCHROEDERSignature: Date: 6/8/04 Phone: 210-828-0691Fax: 210-824-3055

January 1, 2003

Page 2 of 5



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombardo, Planner II (Even File number)

Ernest Brown, Planner II (Odd File Number)

(210) 207-5014, rlombardo@sanantonio.gov

(210) 207-1207, ernestb@sanantonio.gov

*Check One*

- ☒ Master Development Plan (MDP) (formerly POADP) ☐ P.L.D. Plan
- ☐ MDP, P.L.D. Plan combination ☐ Mixed-Use District (MUD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mid-High Industrial (MHI)
- ☐ Plat Certification Request ☐ Other

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 7-19-05  
7-19-05 *JS*

*Check One*

Project Name: Pioneer Commercial MDP

File#

Engineer/Surveyor:

Paul Schroeder pas@aces-sa.com  
Alamo Consulting Engineering and Surveying,  
Inc.

828-0691 fax 8243055

Reference Any MDP's, POADP's, and P.L.D.'s associated with this project:

*(Plans Only): 2 copies (folded) with Request for Review form attached*

*(1) Master Development (1) Minor thoroughfare*

*Master Plans & P.L.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies*

February 23, 2004

Page 1 of 2







City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

*(Check One)*

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
- ☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 11-5-04

*(Check One)*

Project Name: Pioneer Industrial MDP

File# \_\_\_\_\_

Engineer/Surveyor:

Paul Schroeder pas@aces-sa.com
Alamo Consulting Engineering and Surveying, Inc.
828-0691 fax 8243055

Reference Any *MDP's, POADP's, and PUD's* associated with this project:

*(Plats Only): 2 copies (folded) with Request for Review forms (attached)*

*(1) Master Development, (1) Major thoroughfare,*

*Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP  
Division Request for Review form (attached) for respective departments or agencies*

February 23, 2004

Page 1 of 2



*Bexar County*

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**REQUEST FOR REVIEW**

Date: 06/08/04

(Check One)

- ☒ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request

- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Project Name: PIONEER INDUSTRIAL

FILE # \_\_\_\_\_

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- ☐ Master Development Plan
  - ☐ Major Thoroughfare
  - ☐ Neighborhoods
  - ☐ Historic
  - ☐ Disability Access (Sidewalks)
  - ☐ Storm Water Engineering
  - ☐ SAWS Aquifer
  - ☐ Other: \_\_\_\_\_

- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks -- Open Space
- ☐ Fire Protection
- ☒ Bexar County Public Works

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR  
 04 JUN -9 AM 8:24

**Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.

☒ I recommend approval *with conditions*

☐ I do not recommend approval

*ZONING*

**Robert Lombrano**

---

**From:** Christopher Looney  
**Sent:** Wednesday, June 30, 2004 8:26 AM  
**To:** 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'  
**Cc:** Michael Herrera; Robert Lombrano; Ernest Brown  
**Subject:** Pioneer Industrial MDP

Pioneer Industrial MDP

**Zoning: Approved**  
**Outside of the City Limits**

*Christopher Looney*  
*Senior Planner*  
*City of San Antonio, Development Services*



MDP

**City of San Antonio  
Planning Department  
Master Development Plan Section  
REQUEST FOR REVIEW**

(Check One)

Date: 06/08/04

- ☒ Master Development Plan (MDP)  
☐ MDP/P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No☐ Major ☐ Minor

Project Name: PIONEER INDUSTRIAL

FILE # \_\_\_\_\_

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To: ☒ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☐ SAWS Aquifer  
☐ Other: \_\_\_\_\_

- ☐ Street and Drainage  
☐ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks - Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

04 JUN - 9 AM 8:25  
 CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR

**Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.

☐ I recommend approval☐ I do not recommend approval





**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691

FAX NO.: (210) 824-3055

RECEIVED

05 MAY 11 PM 2:15

LAND DEVELOPMENT  
SERVICES DIVISION

May 9, 2005

City of San Antonio  
Roderick J. Sanchez, AICP  
Assistant Director of Development Services  
P.O. Box 839966  
San Antonio, TX 78298-3966

DEV. SERVICES  
2005 MAY 16 A 8:14

**RE: PIONEER INDUSTRIAL MDP**

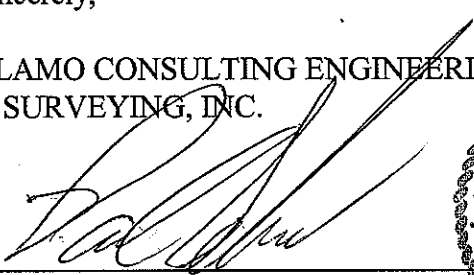
Dear Mr. Sanchez:

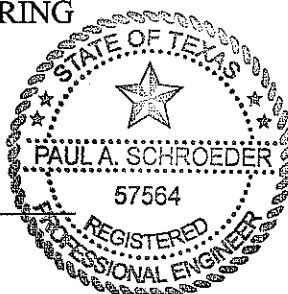
In reference to the denial letter received on the above referenced development plan and on behalf of the developer we are hereby requesting a six (6) month time extension to the processing for the above referenced master development plan in accordance with Chapter 35, Article 4, Division 2, section 35-412 (d), (1) of the UDC. There are various issues concerning this project that require additional time to resolve with the City for approval of this MDP.

Your consideration in this matter is greatly appreciated. If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

  
Paul A. Schroeder, P.E., R.P.L.S.



XC: Michael Herrera, CSA Development Services

Job File No. 106640.00

# TRANSMITTAL



ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
140 HEIMER ROAD, STE. 617 SAN ANTONIO, TX 78232  
PHONE : (210)828-0691  
FAX NO.: (210)824-3055

TO: MICHAEL HERRERA  
SPECIAL PROJECTS COORDINATOR  
CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
1901 S. SOUTH ALAMO  
SAN ANTONIO, TX 78283

FROM: PAUL A. SCHROEDER

DATE: JUNE 8, 2004

RE: PIONEER INDUSTRIAL SUBDIVISION

WE ARE SENDING YOU: \* ATTACHED UNDER SEPARATE

X Blueline Prints Mylar Prints Specifications X Original Documents

Photostatic Copies Sepia Prints Plans Other

COPIES	DESCRIPTION	LATEST DATE
1 PKG.	PIONEER INDUSTRIAL MDP SUBMITTAL	

TRANSMITTED:

For Approval  
As Requested

Review and Comment For Your File  
For Bids Due

REMARKS:

PLEASE REVIEW AND PROCESS THIS PACKAGE FOR APPROVAL

AS SOON AS POSSIBLE. THANK YOU.

COPIES TO: 106640.00 HOW DELIVERED: HAND

RECEIVED BY: \_\_\_\_\_ SIGNED: PAUL A. SCHROEDER

04 JUN -9 AM 8:2  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

MDP

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Monday, June 06, 2005 11:10 AM  
**To:** 'pschroeder@aces-sa.com'  
**Cc:** Robert Lombrano  
**Subject:** Pioneer Industrial "MDP"

**Paul,**

**Master Development: Disapproved**

**Delete the wording "20' Dedication".  
Correct Development Phase Schedule "Quantities".  
Provide total area of Property. 35-B101(c)F(4)**

**Thank you**

Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

---

Inbox protected with Spam Blocker Utility.  
[Click here](#) to get the ad-free version.

6/6/2005

Robert Lombrano

MTB / MDP

**From:** Robert Lombrano  
**Sent:** Thursday, July 01, 2004 10:37 AM  
**To:** 'sbolner@aces-sa.com'  
**Cc:** Robert Lombrano  
**Subject:** Pioneer Industrial

---

Steve,

**Major Thoroughfare: Approved**

**Does not require Dedication for Major Thoroughfare**

**Master Development: Disapproved**

**Show access points as per UDC 35-B101(c) F (18)**

**Place North Arrow on top of "Location Map" Title**

**Identify and label flood plain.**

Thank you

**Robert L.Lombrano**  
**Planner II**  
**Development Services Department**  
**207-5014**  
**rlombrano@sanantonio.gov**



Robert Lombrano

# Historic

**From:** Kay Hinds  
**Sent:** Monday, June 06, 2005 5:02 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; Ernest Brown; 'pas@aces-sa.com'  
**Subject:** Pioneer Industrial Subdivision

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

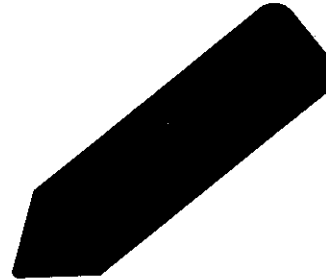
If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Pioneer Industrial  
MDP.doc



## CITY OF SAN ANTONIO PLANNING DEPARTMENT

To: Michael O. Herrera  
From: Kay Hindes, Planner II/Archaeologist, Planning Department  
Copy: Historic Preservation Office Files  
Subject: Pioneer Industrial Park MDP  
Date: 7-1-2004; 6-6-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 35-630 to 35-634). The review focused on the possible effects of the proposed MDP, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas SitesAtlas indicates that archaeological site **41BX534** has been previously identified within/nearby the above referenced property. The subject property is within the lands surveyed for the former proposed Applewhite Reservoir, an area known to contain numerous significant archaeological sites. Site 41BX534 was recommended for further work by the University of Texas at San Antonio, Center for Archaeological Research in 1981. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since June 30, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

**Robert Lombrano**

HISTORIC

**From:** Kay Hinds  
**Sent:** Thursday, July 01, 2004 11:44 AM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'sbofner@aces-sa.com'  
**Subject:** Pioneer Industrial MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve. Please find attached our letter stating the conditions for the approval of the MDP. Once we have confirmation that an archaeological survey has been conducted and a draft report submitted to our office, we will approve the MDP.

If you have any questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Pioneer Industrial  
MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera  
From: Kay Hinds, Planner II/Archaeologist, Planning Department  
Copy: Historic Preservation Office Files  
Subject: Binz-Engleman Development MDP  
Date: 7-1-2004

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified within/nearby the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, qualified professionals should conduct an archaeological investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since June 30, 2004, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

**The following note should be added to the MDP and all subsequent plats for this project: "If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO notified".**

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hinds, Archaeologist/Planner II

**Robert Lombrano**

Storm Water

**From:** Arturo Villarreal  
**Sent:** Tuesday, July 20, 2004 11:28 AM  
**To:** Robert Lombrano  
**Cc:** Michael Herrera; Samuel Dent; Richard Carrizales; Paul Schroeder (E-mail)  
**Subject:** Pioneer Business Park MDP - Pioneer Industrial MDP - Pioneer Commercial MDP

ok

Storm Water Comments.



MR-PioneerBusiness  
-MDP.PDF



MR-PioneerCommer  
cial-MDP.PDF



MR-PioneerIndustri  
al-MDP.PDF

# City of San Antonio

## Interdepartmental Correspondence Sheet

**TO:** Robert Lombrano

**FROM:** Arturo Villarreal, Jr., P.E.

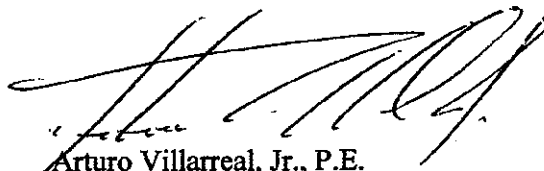
**COPIES TO:** Michael Herrera, Sam Dent, P.E., Richard Carrizales, Paul Schroeder, P.E., File

**SUBJECT:** Pioneer Industrial MDP  
Median River Watershed

July 20, 2004

Storm Water Engineering has reviewed the Pioneer Industrial MDP submittal and comments are as follows:

1. Release, detention provided.

  
Arturo Villarreal, Jr., P.E.  
Storm Water Engineering

**TIA**

**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Monday, June 06, 2005 9:31 AM  
**To:** Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'pas@aces-sa.com'  
**Subject:** Pioneer Industrial, MDP \*\*APPROVAL\*\*

TIA recommends the approval of the Pioneer Industrial, MDP.



PioneerIndl.pdf

**PLEASE SIGN  
& DATE**

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

**CITY OF SAN ANTONIO**  
**Development Services Department**  
Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division  
**FROM:** Richard L. De La Cruz (Senior Engineer) Development Services TIA Division  
**COPIES TO:** File  
**SUBJECT:** Pioneer Industrial MDP, Level 1 TIA  
**DATE:** May 27, 2005

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Pioneer Industrial MDP. The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located along the north side of Neal Road, approximately one mile east of Applewhite Road, in southwest Bexar County. The 18.50 acres is proposed to be developed into an industrial park consisting of two lots. The property is to be used as a light industrial center. The proposed development is projected to generate 158 AM peak hour trips and 163 PM peak hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Industrial MDP, at no cost to the City of San Antonio:

- Based on peak hour trips, this proposed development shall have two access points based on UDC 35-502 (a), (7), (C).
- Neal Road - The proposed development shall comply with UDC 35-506 (d), (9), Substandard existing streets.
- All access driveways shall comply with UDC 35-506 (r) - Access and Driveways.
- All access driveways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

  
\_\_\_\_\_  
Marc A. Courchesne  
Senior Engineering Technician

Approved by:

  
\_\_\_\_\_  
Richard L. De La Cruz, P.E.  
Senior Engineer  
ID 2004TIA1216



# TIA

**Robert Lombrano**

---

**From:** Richard De La Cruz  
**Sent:** Wednesday, November 03, 2004 7:24 AM  
**To:** Ernest Brown; Robert Lombrano; Richard De La Cruz; 'jnix@cectexas.com'; 'tsang@bexar.org'  
**Subject:** Pioneer Industrial MDP Level 1 TIA \*\*Disapproval #2\*\*

Mr. Nix - Please provide the following in order to expedite the approval for Pioneer Industrial MDP :

- ✦ Illustrate lane configuration of roadways adjacent to site.
- ✦ Provide brief description of pavement condition.
- ✦ Illustrate all intersecting roadways and driveways across from and adjacent to site.

1 - Trip distribution by driveways exhibit is incorrect. Numbers are not distributed correctly as shown on page 3.

Based on UDC 35-502 (a), (7), Subsection C. Traffic mitigation tools include, but are not limited to, pavement widening, turn lanes, median islands, **access controls**, curbs, sidewalks, traffic signalization, traffic signing, pavement markings, etc. Based on traffic numbers provided this development will have two access driveways. If additional access is desired a LOS analysis shall be provided in to show that the driveways will be operating below LOS C.

Thank You,  
Richard L. De La Cruz, P.E.  
Senior Engineer  
Development Services Department  
(210) 207-0265 (Office)  
(210) 759-1215 (Pager)  
rdelacruz@sanantonio.gov

**Robert Lombrano**

---

TIA

**From:** Richard De La Cruz  
**Sent:** Thursday, July 08, 2004 2:03 PM  
**To:** Ernest Brown; Robert Lombrano; Todd Sang; 'pas@aces-sa.com'  
**Subject:** Pioneer's \*\*Disapproval\*\*

Pioneer Glen - Disapproval Level 2 TIA required

Pioneer Commercial - Disapproval Level 1 TIA required

Pioneer Industrial - Disapproval Level 1 TIA required

Pioneer Business Park - Disapproval Level 1 TIA required

Thank You,  
Richard L. De La Cruz, P.E.  
Senior Engineer  
Development Services Department  
(210) 207-0265 (Office)  
(210) 759-1215 (Pager)  
rdelacruz@sanantonio.gov

TIA

**Robert Lombrano**

---

**From:** Todd Sang  
**Sent:** Tuesday, August 17, 2004 9:29 AM  
**To:** Robert Lombrano; Ernest Brown  
**Cc:** Michael Herrera; Richard De La Cruz  
**Subject:** Pioneer Commercial \*\*Disapproval\*\* Pioneer Industrial\*\*Disapproval\*\* Pioneer Business\*\*Disapproval\*\*

Pioneer Industrial  
Pioneer Business Park  
Pioneer Commercial

Three TIAs were submitted for the above MDPs without the **review fee** and they call out Neal as a Major Thoroughfare. Neal does not appear to be the **thoroughfare**. All three TIAs have been returned to CEC with these comments.  
Todd

**Robert Lombrano**

TREES

**From:** Joan Miller  
**Sent:** Tuesday, July 19, 2005 9:34 AM  
**To:** 'pas@aces-sa.com'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Pioneer Industrial, Commercial, Business Park MDP tree approvals

Approvals for Pioneer MDP trio.



Pioneer Business  
Park (resubmi...



Pioneer Industrial  
aprvl.doc



Pioneer Business  
Park (resubmi...

Joan Miller - Administrative Assistant II, Environmental Review  
Development Services Department - City of San Antonio  
1901 S. Alamo St.  
San Antonio, TX 78204  
(210) 207-8265; Fax 207-6073  
jmiller2@sanantonio.gov



# **CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 7/19/05

Subject: Pioneer Business Park (resubmittal) Master Development Plan, A/P #1010025

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

Robert Lombrano

TREE's

---

**From:** Mark C. Bird  
**Sent:** Friday, September 03, 2004 8:02 AM  
**To:** 'pas@aces-sa.com'  
**Cc:** Debbie Reid; Robert Opitz; Michael Herrera; Robert Lombrano  
**Subject:** Pioneer Industrial aprvl



Pioneer Industrial  
aprvl.doc



# **CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 9/3/04

Subject: Master Development Plan Pioneer Industrial, A/P #1010052

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

Robert Lombrano

BEXAR COUNTY

---

**From:** tsang@bexar.org

**Sent:** Tuesday, July 19, 2005 11:12 AM

**To:** Robert Lombrano

**Subject:** Pioneer Approvals

Robert,  
Attached are my approvals for the Pioneer Commercial, Pioneer Business and Pioneer Industrial subdivisions.

Thanks

*Todd Sang*

*Civil Engineer Assistant*

*Bexar County, Infrastructure Services Dept.*

*233 N. Pecos La Trinidad, Ste. 420*

*San Antonio, TX 78207*

*(210) 335-6649*



Bexar County

**Robert Lombrano**

---

**From:** tsang@bexar.org  
**Sent:** Friday, November 12, 2004 1:12 PM  
**To:** Robert Lombrano  
**Cc:** cdelacruz@co.bexar.tx.us; Michael Herrera  
**Subject:** Pioneer Industrial \*\* Approval\*\*

**Todd Sang**

Civil Engineer Assistant  
Bexar County, Infrastructure Services  
233 N. Pecos La Trinidad, Suite 420  
San Antonio, TX 78207  
(210) 335-6649 (voice)  
(210) 335-6713 (fax)  
[tsang@bexar.org](mailto:tsang@bexar.org)

## Robert Lombrano

---

**From:** Robert Lombrano  
**Sent:** Thursday, April 28, 2005 11:00 AM  
**To:** 'Paul'  
**Cc:** Robert Lombrano  
**Subject:** RE: Pioneer MDP's

Mr. Schroeder,

The Pioneer Commercial, Pioneer Industrial, and Pioneer Business Park, MDP's were accepted as resubmittals on 4/26/2005, and redistributed to the proper agencies.

Thank you

Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

-----Original Message-----

**From:** Paul [mailto:pas@aces-sa.com]  
**Sent:** Thursday, April 28, 2005 10:47 AM  
**To:** Robert Lombrano  
**Cc:** Michael Herrera  
**Subject:** Pioneer MDP's

Robert,

Please provide written documentation that the MDP's are still processing for this development. Also, update the web site to show redistribution of the MDP's. This web site update is critical. My clients look at it.

**Paul A. Schroeder, P.E., R.P.L.S.**



**ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.**

140 Heimer Rd., Ste. 617  
San Antonio, TX 78232  
210.828.0691 (p)  
210.824.3055 (f)

4/28/2005

**BILL MILLER CATTLE COMPANY**

430 SOUTH SANTA ROSA  
SAN ANTONIO, TX 78207

32-115 714

1110

11230001267

6/8/04

2609

Date

Pay to the  
order of

City of San Antonio

\$ 500.00

Five Hundred

Dollars



Security Features  
Included.  
Details on Back.



**CHASE**

JPMorgan Chase Bank  
San Antonio Region  
1020 Northeast Loop 410  
San Antonio, TX 78209

For MDP Submittal

MP

⑆1111001150⑆2609⑆11230001267⑆

**BILL MILLER CATTLE COMPANY**

430 SOUTH SANTA ROSA  
SAN ANTONIO, TX 78207

32-115 714  
1110  
11230001267

2609

6/8/04

Date

Pay to the  
order of City of San Antonio

\$ 500.00

Five Hundred

Dollars



Security Features  
Included.  
Details on Back.



**CHASE**

JPMorgan Chase Bank  
San Antonio Region  
1020 Northeast Loop 410  
San Antonio, TX 78209

For MDP Submittal

MP

+ 1 1 1 1 0 0 1 1 5 0 1 2 6 0 9 1 1 2 3 0 0 0 1 2 6 7 1

**BILL MILLER CATTLE COMPANY**

430 SOUTH SANTA ROSA  
SAN ANTONIO, TX 78207

32-115 714  
1110

11230001267

2609

6/8/04

Date

Pay to the  
order of

City of San Antonio

\$ 500.00

Five Hundred

Dollars



Security Features  
Details on Back



**CHASE**

JPMorgan Chase Bank  
San Antonio Region  
1020 Northeast Loop 410  
San Antonio, TX 78209

For MDP Submittal

MP

+ 11100115012609 11230001267

**BILL MILLER CATTLE COMPANY**

430 SOUTH SANTA ROSA  
SAN ANTONIO, TX 78207

32-115,714  
1110

11230001267

6/8/04

2609

Date

Pay to the  
order of

City of San Antonio

\$ 500.00

Five Hundred

Dollars



Security Features  
Included.  
Details on Back.



**CHASE**

JPMorgan Chase Bank  
San Antonio Region  
1020 Northeast Loop 410  
San Antonio, TX 78209

For MDP Submittal

MP

⑆111001150⑆2609⑆11230001267⑆